

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/14-16 BROUGHTON ROAD SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$785,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/32 FLORENCE ROAD SURREY HILLS VIC 3127	\$800,000	12-Apr-25
1/34 FLORENCE ROAD SURREY HILLS VIC 3127	\$800,000	10-Aug-25
5/8 FLORENCE ROAD SURREY HILLS VIC 3127	\$772,552	23-Apr-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 September 2025



3/32 FLORENCE ROAD SURREY HILLS VIC 3127

3 1 1

Sold Price **\$800,000** Sold Date **12-Apr-25**

Distance **0.25km**



1/34 FLORENCE ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price Sold Date **10-Aug-25**

Distance **0.27km**



5/8 FLORENCE ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price **\$772,552** Sold Date **23-Apr-25**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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